

#### June 10, 2021

Bell & Clements Limited Attention: Georgia Costin

Via email: Georgia.Costin@bellandclements.co.uk

# **Sixteenth Report**

**RE:** Claim No: 123391

Policy Number: BC003908

Policy Period: 05/03/2019 to 05/03/2020

Cover: Rental Dwellings & Apartments

Deductible: \$1,000.00
Name of Assured: Joshua Fields
Address of Assured: 812 W. Oklahoma

Ponca City, OK 74601

Location of Loss: 410 W Cleveland Ave

Ponca City, OK 74601

Date of Loss: 03/25/2020

Cause of Loss: Fire
Third Party/Recovery: Unknown
Reserve: \$367,250
Our File Number: 2-17136

Dear Ms. Costin:

This follows our email update of May 27, 2021 and will serve as a current status of the claim.

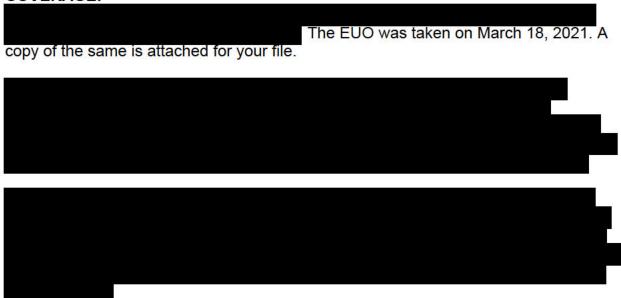
#### **ESTIMATED LOSS:**

<u>Item</u>	Sum Insured	Reserve	Paid to Date	<u>Balance</u>
Building: (Prem. 4 Bldg. 1)	\$325,450	\$325,450	\$0	\$0
Debris Removal	\$ 25,000	\$ 25,000	\$0	\$0
BII w/extra exp	\$ 16,800	\$ 16,800	<u>\$0</u>	<u>\$0</u>
(Prem. 4 Bldg. 1)		Totals:\$367,250	\$0	\$0

The figures given above are provided to assist in assessing the ultimate exposure for this loss and are not meant as an admission of liability under the applicable contract of insurance.

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## COVERAGE:



We also reached out to the agent, Kevin Randall. Mr. Randall advised that they had taken this policy over from another agent and they did not have a complete file for this policy. We questioned him as to any known remodeling of the building. He advised that he was not aware the property was empty and under renovation until after the fire occurred. Further, Mr. Randall advised that the insured had not advised the agency that the smoke detectors were removed prior to the fire.



# ADJUSTMENT AND GENERAL REMARKS:

Building:

As previously advised our preliminary figures indicate the damage to the building exceeds the policy limit. With no coverage we will not be recommending payment under this coverage.

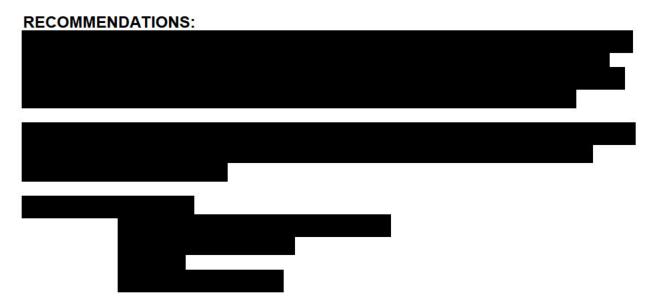
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# Debris Removal:

We have no further comments at this time. The policy would likely provide an additional \$25,000 for debris removal, if coverage is afforded. With no coverage we will not be recommending payment under this coverage.

## Business Income with Extra Expense:

As you are aware, the property was vacant when the fire occurred. With no coverage we will not be recommending payment under this coverage.



#### **FUTURE ACTIVITY:**

- Await a response to our recommendations.
- 2.
- 3.4. Report on or before July 10, 2021.

Please contact our office if you have any questions. We have enclosed our interim fee bill for your consideration. Thank you for using Capstone ISG.

# Sincerely, Capstone ISG

Ashley Eadie, AIC PCLS Property Adjuster (804)250-9610 - Direct (804) 744-9600 - Office (757) 420-4191- Fax aeadie@capstoneisg.com

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#### Enclosures:

- 1. EUO of Joshua Fields
- 2. Interview with Keith Crawford
- 3.
- 4.
- Interim Fee Bill

CC: <u>bhodkin@mjkelly.com</u>